

**MEETING MINUTES OF THE BOROUGH  
PLANNING COMMISSION  
BOROUGH OF WIND GAP  
NORTHAMPTON COUNTY, PA  
June 3rd, 2010**

I. Opening/Pledge

The meeting was called to order and opened at 7 :35 p.m. by Borough Planning Commission Chairperson, Linda Paynter, and the Pledge of Allegiance was recited.

II. Roll Call

Linda Paynter, Chairperson, and Commissioners William Wallen, Richard Getz and Heather Craig (in attendance at 8 :20pm) were present. Also, present were the Borough Zoning Officer, Darlene Plank, the Borough Solicitor, Ronald J. Karasek, Esquire, and the Borough Engineer, Brian Pysher. (Engineering).

III. Approval of Minutes

**On a Motion made by William Wallen, and Seconded by Linda Paynter, the Borough Planning Commission approved the April 4th, 2010 meeting minutes. Vote 2-1 in favor, with Richard Getz abstaining.**

IV. Public Comment

None.

V. Subdivision Plans

**A. Wind Gap Development Group Major Subdivision (Preliminary Plan)**

- Representatives for this plan were not present during this meeting.

**B. (Turtzo) School West Major Subdivision (Preliminary Plan)**

- Representatives for this plan were not present during this meeting.

**C. West Street Land Development Plan (Muschlitz Quarry Property) – Preliminary Plan**

- Representatives present for this plan were the Applicant, Jack Muschlitz, and the Applicant's Engineer, Rocco Caracciolo.

The plan proposes the redevelopment of an active quarry on a 23.48 acre parcel. The property is located on the southwest corner of East West Street and Longcore Road. The property will be converted into a private, gated community containing a mix of townhouses and condominiums. The development will also include a community center. The community will be governed by a Home Owners Association and all proposed access drives and roadways will be privately owned and maintained.

The property is located in the I-ME zoning district (Industrial and Mineral Extraction District). It should be noted that Wind Gap Borough amended the Zoning Ordinance (Ordinance 469) to permit all the uses permitted by right in the R-8 zoning district (Medium Density Residential District) within the I-ME zoning district.

The Borough Engineer's third review letter dated June 03, 2010 was discussed in depth at this meeting. **During the review it was acknowledged that the Applicant needed and requested the recommendation of 13 waivers from the Subdivision and Land Development Ordinance. Those waivers are as follows :**

1. On a Motion by Richard Getz, and Seconded by William Wallen, the Planning Commission recommends the granting of waiver #2 on the review letter (402.A.4 Drafting Standards). Vote 3-0 in favor.
2. On a Motion by William Wallen, and Seconded by Richard Getz, the Planning Commission recommends the granting of waiver #3 on the review letter (402.C.4 Existing Features). Vote 3-0 in favor.
3. On a Motion by William Wallen, and Seconded by Richard Getz, the Planning Commission recommends the granting of waiver #8 on the review letter (504 Grading). Vote 3-0 in favor.
4. On a Motion by Richard Getz, and Seconded by William Wallen, the Planning Commission recommends the granting of waiver #9 on the review letter (506.G.8 Design Standards for Collection and Conveyance Systems). Vote 3-0 in favor.
5. On a Motion by William Wallen, and Seconded by Richard Getz, the Planning Commission recommends the granting of waiver #11 on the review letter (506.G.7 Design Standards for Collection and Conveyance Systems).
6. On a Motion by Richard Getz, and Seconded by Linda Paynter, the Planning Commission recommends the granting of waiver #14 on the review letter (506.F.4.b Design Standards for Detention & Retention Facilities). Vote 3-0 in favor.

7. On a Motion by William Wallen, and Seconded by Richard Getz, the Planning Commission recommends the granting of waiver #16 on the review letter (506.F.4.i Design Standards for Detention & Retention Facilities). Vote 3-0 in favor.
8. On a Motion by Richard Getz, and Seconded by William Wallen, the Planning Commission recommends the granting of waiver #8 in the Pennoni Waiver Request Letter dated May 13, 2010 pertaining to SALDO ordinance 509.A.14 (Streets dedication). Vote 3-0 in favor.
9. On a motion by Richard Getz, and Seconded by Linda Paynter, the Planning Commission recommends the granting of waiver #18 on the Borough Engineer's review letter (509.A.15 Street Classifications). Vote 3-0 in favor.
10. On a Motion by Richard Getz, and Seconded by William Wallen, the Planning Commission recommends the granting of waiver #19 on the review letter (509.A.7.a General Street Design Goals). In addition, it is recommended that the Borough pave the east side of Longcore Road in conjunction with the Longcore Road proposed improvements. Vote 3-0 in favor.
11. On a motion by William Wallen, and Seconded by Linda Paynter, the Planning Commission recommends the granting of waivers #20 and #21 on the review letter (509.E.4 Street Intersections and 509.E.8 Street Intersections). Vote 4-0 in favor.
12. On a motion by William Wallen, and Seconded by Linda Paynter, the Planning Commission recommends the granting of waiver #23 on the review letter (509.G.1 Right-of-Way and Cartway Widths). Vote 3-1 in favor.
13. On a motion by Linda Paynter, and Seconded by William Wallen, the Planning Commission recommends the granting of waiver #25 on the review letter (510.C.1 Curbs). Vote 3-1 in favor.

**During this meeting the Planning Commission recommended Conditional Preliminary Plan Approval. On a Motion by William Wallen, and Seconded by Heather Craig, the Planning Commission recommended Council grant Conditional Preliminary Plan Approval. Vote 4-0 in favor.**

VI. Old Business

None.

VII. New Business

IX. Referrals from the Zoning Hearing Board

None

X. Adjournment

**There being no further business to be considered by the Planning Commission, the meeting was adjourned at 8:50 pm on a vote of 4-0 with a Motion from Richard Getz, and a Second from Heather Craig.**

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Darlene Plank-Turlington  
Zoning Officer/SALDO Secretary